

# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #

MLD0056-24

RECEIVED:

October 01, 2024

Received by  
Jason Johnson

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: BENNETT PLACE

### APPLICANT INFORMATION:

Landowner's name: DH HOLDINGS LLC

Mailing address: PO BOX 4186

City: SPOKANE

State: WA

Zip code: 99220

Telephone:

Fax:

E-mail: JHUMBLE.INR@GMAIL.COM

### REPRESENTATIVE'S INFORMATION:

Representative's name: DAN PROVOLT

Company name: PROVOLT LAND SURVEYING

Mailing address: PO BOX 580

City: PONDERAY

State: ID

Zip code: 83852

Telephone: 208-290-1725

Fax:

E-mail: JPROVOLTPLS@GMAIL.COM PROVOLTLANDSURVEYING@GMAIL.COM

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

### PARCEL INFORMATION:

Section #: 10

Township: 56

Range: 2W

Parcel acreage: 9.08

Parcel # (s): RP025820000010A

Current zoning: R-5

Current use: RURAL RES

Comprehensive plan designation: RURAL RES

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

**ADDITIONAL PROJECT DESCRIPTION:****This application is for :**

Lot #1	Proposed acreage: 5	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 4.08	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot #3	Proposed acreage:		
Lot #4	Proposed acreage:		

**SITE INFORMATION:**

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) <b>Note:</b> submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Flood Hazard Zones located on site: <input checked="" type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP: 16017C0950E
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

**ACCESS INFORMATION:**

Please check the appropriate boxes:

<input checked="" type="checkbox"/> Private Easement	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Public Road	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Combination of Public Road/Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, easement/right of way width, road grade. Include recorded instrument number for existing easements/roads & name, if existing: <u>BRISBOYS RD 60' WIDE COUNTY ROAD, PAVED AND TIMBERLINE DRIVE 30' WIDE PRIVATE GRAVEL ROAD</u> _____ _____	
List existing access and utility easements on the subject property. <u>SEE ATTACHED MAP</u> _____ _____	

**SERVICES:**

Which power company will serve the project site? AVISTA

Which fire district will serve the project site? SAGLE

**Sewage disposal will be provided by:**☐ Existing Community System☐ Proposed Community System☒ Individual system

Explain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, maintenance plan, location of facilities, name of facilities/provider, proposed ownership, if applicable, and other details: TYPICAL SEWAGE DISPOSAL SYSTEMS

**Note:** Please attach the necessary proof of urban services if required.

Will the sanitary restriction be lifted by the Panhandle Health District?

☐ Yes ☒ No**Water will be supplied by:**☐ Existing public or community system☐ Proposed Community System☒ Individual well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: TYPICAL WELL

**Note:** Please attach the necessary proof of urban services if required.

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature:



Date:

10-1-21

Landowner's signature: \_\_\_\_\_

Date: \_\_\_\_\_



# BENNETT PLACE

A REPLAT OF LOT 1, BEDFORD PLACE, BOOK 18 PAGE 1  
SECTION 10, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



SECTION CORNER  
FD 2" BC  
BY PLS 1947  
CP&F INST. NO.  
1011752

TIMBERLINE DRIVE  
30' WIDE EASEMENT  
FOR INGRESS, EGRESS  
& UTILITIES. INST. NO.  
267408

QUARTER CORNER  
FD 2" AC  
BY PLS 882  
CP&F FILED  
02-20-18

UNPLATTED

TIMBERLINE DRIVE  
CONTINUATION LOCATED  
WEST OF CENTERLINE OF  
SECTION

LOT 2 BLOCK 2  
1ST ADD. TO  
SUNRISE TERRACE  
BK. 3 PG. 193

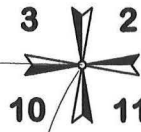
LOT 3 BLOCK 2  
1ST ADD. TO  
SUNRISE TERRACE  
BK. 3 PG. 193

LOT 4 BLOCK 2  
1ST ADD. TO  
SUNRISE TERRACE  
BK. 3 PG. 193

LOT 5 BLOCK 2  
1ST ADD. TO  
SUNRISE TERRACE  
BK. 3 PG. 193

A148.72'  
R421.34'  
CH N79°29'57"E

S49°07'49"W  
192.83'



SECTION CORNER  
FOUND 3 1/4" AC  
PLS 813, CP&F  
INST. NO. 1029559

## BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF BEDFORD PLACE, BOOK 18 OF  
PLATS, PAGE 1, RECORDS OF BONNER COUNTY, IDAHO.

## SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK)  
GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF  
CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

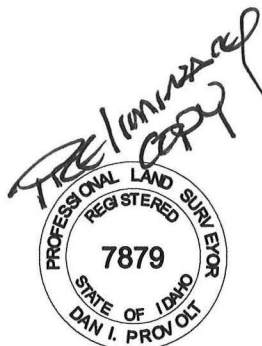
## SURVEY REFERENCES

1. RECORD OF SURVEY INST. NO. 655652, RECORDS OF BONNER COUNTY,  
IDAHO.
2. RECORD OF SURVEY INST. NO. 714803, RECORDS OF BONNER COUNTY,  
IDAHO.

## PURPOSE OF SURVEY/NARRATIVE

TO SHOW A REPLAT OF LOT 1, BEDFORD PLACE (BK 18, PG 1)  
USING THE PLAT, REFERENCED SURVEYS AND FIELD TIES FOR ALL  
CALCULATIONS

LINE	BEARING	DISTANCE
L1	S46°48'05"W	55.80'
L2	S43°04'36"W	127.86'
L3	S36°00'30"W	196.02'
L4	S28°24'41"W	126.46'
L5	S73°47'48"E	99.50'
L6	S71°09'12"E	8.11'
L7	S34°27'38"W	9.00'
L8	S88°50'21"E	11.44'
L9	S88°50'21"E	29.91'



### SURVEYOR'S CERTIFICATE

I, DAN I. PROVOLT, IDAHO LAND SURVEYOR NO. 7879,  
DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE  
AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME  
OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE  
LAWS OF THE STATE OF IDAHO (IDAHO CODE 31-2709, 1973)  
AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.

### BENNETT PLACE

PROVOLT LAND SURVEYING, INC  
P.O. BOX 580 PONDERAY, ID. 83852  
(208) 290-1725

DATE:  
09-11-24

SCALE:  
1"=100'

PROJ. NO.:  
1320

SHT 1 OF 2

LOT 1  
5.0 ACRES

LOT 2  
4.08 ACRES

LOT 2  
BEDFORD PLACE  
BOOK 18, PAGE 1

BENNETT WAY  
40' WIDE EASEMENT  
FOR INGRESS, EGRESS  
& UTILITIES. INST. NO.  
998564

LOT 3  
BEDFORD PLACE  
BOOK 18, PAGE 1

LOT 4  
BEDFORD PLACE  
BOOK 18, PAGE 1

## LEGEND

- FOUND 5/8" X 24" REBAR, PLASTIC CAP 7879
- FOUND 1" IRON PIPE, PLS 974
- FOUND 5/8" REBAR, PLS 882
- ▲ FOUND 6" AXLE
- ⊕ FOUND HWY MONUMENT
- ▼ FOUND 1" STOVE BOLT
- ◆ SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879



SCALE 1" = 100'

100' 50' 0' 100'

# BENNETT PLACE

A REPLAT OF LOT 1, BEDFORD PLACE, BOOK 18 PAGE 1

SECTION 10, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT DH HOLDINGS LLC. IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS THE SAME TO BE KNOWN AS "BENNETT PLACE ", LOCATED IN A PORTION OF SECTIONS 10 & 3, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOT 1, BEDFORD PLACE AS RECORDED IN BOOK 18 OF PLATS, PAGE 1, RECORDS OF BONNER COUNTY, IDAHO

JACOB HUMBLE –MANAGER, DH HOLDINGS LLC.

## NOTES

SUBJECT TO THE FOLLOWING;

1. AN EASEMENT FOR A COUNTY ROAD RIGHT OF WAY RECORDED APRIL 18, 1910 AS INST. NO. 12995
2. AN EASEMENT FOR RIGHT OF WAY RECORDED MARCH 22, 1916 AS INST. NO. 36119
3. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND OBLIGATIONS CONTAINED IN WARRANTY DEED RECORDED APRIL 25, 1960 AS INST. NO. 75380
4. EASEMENTS, RESERVATIONS, RESTRICTIONS, AND DEDICATIONS AS SHOWN ON THE OFFICIAL PLAT OF FIRST ADDITION TO SUNRISE TERRACE RECORDED IN BOOK 3 OF PLATS, PAGE 193
5. AN EASEMENT FOR THE PURPOSE OF AN APPROACH GRANTED TO THE STATE OF IDAHO, RECORDED MAY 3, 1960
6. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND OBLIGATIONS CONTAINED IN A WARRANTY DEED RECORDED MAY 3, 1960 AS INST. NO. 75510
7. AN EASEMENT FOR RIGHT OF WAY AS SET FORTH IN WARRANTY DEED RECORDED OCTOBER 20, 1966 AS INST. NO. 108345
8. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASMENTS, AND OBLIGATIONS, IF ANY, CONTAINED IN AN AGREEMENT AND GRANT OF EASEMENT RECORDED JANUARY 18, 1995 AS INST. NO. 297845
9. RECORD OF SURVEY RECORDED JULY 27, 2004 AS INST. NO. 655652
10. RECORD OF SURVEY RECORDED JUNE 27, 2005 AS INST. NO. 680047

## SANITARY RESTRICTIONS

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20\_\_\_\_, APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY TREASURER

BY:

## PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY PLANNING DIRECTOR

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED JACOB HUMBLE, KNOWN OR IDENTIFIED TO ME TO BE THE [TITLE] OF THE DH HOLDINGS LLC. WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
RESIDING AT: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 25, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DAN I. PROVOLT, PLS 7879



## COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_, M., AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. \_\_\_\_\_ FEE: \_\_\_\_\_

BOOK \_\_\_\_ PAGE \_\_\_\_

COUNTY RECORDER

BY DEPUTY

RECORDER'S  
CERTIFICATE

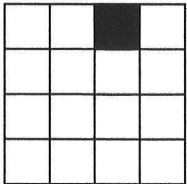
## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "BENNETT PLACE" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY SURVEYOR

S.10, T.56N., R.2W., B.M.



SHEET TITLE:

BENNETT PLACE

PROVOLT LAND SURVEYING, INC  
PO BOX 580, PONDERAY, ID. 83852  
208-290-1725

DATE: 09-11-24  
SCALE: NONE  
DRAWN: JP  
PROJ. NO.: 1320  
CAD FILE: HUMBLE-DHH  
SHT 2 OF 2